035.0	0002	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	3,043,400 /	3,043,400
					USE VALUE:	3,043,400 /	3,043,400
					ASSESSED:	3,043,400 /	3,043,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	93 BROADWAY ARLINGTON LLC
Owner 2:	
Owner 3:	
Street 1:	508 GROTON ROAD
Street 2:	
Twn/City:	WESTFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01886 Type:

PREVIOUS OWNER

Owner 1:	93 BROADWAY ARLINGTON LLC -
Owner 2:	-
Street 1:	508 GROTON ROAD
Twn/City:	WESTFORD
St/Prov:	MA Cntry:
Postal:	01886

NARRATIVE DESCRIPTION

This parcel contains 11,262 Sq. Ft. of land mainly classified as Daycare with a School Building built about 2017, having primarily Conc. Panel Exterior and 7574 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
352	11262.000	2,137,300		906,100	3,043,400
Total Card	0.259	2,137,300		906,100	3,043,400
Total Parcel	0.259	2,137,300		906,100	3,043,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.82 | /Parcel: 401.8

Legal Description

User Acct 24066

GIS Ref

GIS Ref

Insp Date 09/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 035.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	352	FV	2,137,700	0	11,262.	890,400	3,028,100	3,028,100	Year End Roll	12/18/2019
2019	352	FV	2,070,000	0	11,262.	838,100	2,908,100	2,908,100	Year End Roll	1/3/2019
2018	352	FV	1,957,300	0	17,324.	881,800	2,839,100	2,839,100	Year End Roll	12/20/2017
2017	332	FV	191,700	5600	17,324.	692,900	890,200	890,200	Year End Roll	1/3/2017
2016	332	FV	169,800	5600	17,324.	692,900	868,300	868,300	Year End	1/4/2016
2015	332	FV	160,400	5900	17,324.	629,900	796,200	796,200	Year End Roll	12/11/2014
2014	332	FV	160,400	5900	17,324.	629,900	796,200	796,200	Year End Roll	12/16/2013
2013	332	FV	160,400	5900	17,324.	629,900	796,200	796,200		12/13/2012

!2845!

PRINT

Date	Time
12/10/20	18:11:21

LAST REV

Date	Time
10/01/18	12:21:00
apro	
2845	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDERSON ROBERT	68144-282		10/3/2016	Change>Sale	2,200,000	No	No		Also, bk1508 pg 120 cert# 265002 5/31/2017.
	18677-49		11/1/1987		630,400	No	No		Y

USER DEFINED

Prior Id # 1:	24066
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2018	812	Wood Dec	38,000	C				
11/10/2017	1506	Wood Dec	38,263	C				
5/12/2017	547	Alterati	32,000	C				
12/2/2016	1500	Addition	1,158,300	O				
11/3/2016	1354	Inter-De	20,000	C				
8/31/1993	421	Manual	1,000	C				SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	PH	Patrick H
4/11/2018	Info Fm DEED	DGM	D Mann
6/28/2017	Measured	DGM	D Mann
5/24/2017	Permit Visit	DGM	D Mann
3/22/2017	SQ Returned	MM	Mary M
2/6/2017	Permit Visit	DGM	D Mann
3/21/2016	I & E Return	EMK	Ellen K
3/11/2009	Meas/Inspect	197	PATRIOT
4/5/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
352	Daycare		11262		Sq. Ft.	Site		0	43.25	1.86	CG									906,147						906,100	

Total AC/HA:	0.25854	Total SF/SM:	11262	Parcel LUC:	352	Daycare	Prime NB Desc:	COMM GD	
Total:	906,147	Spl Credit		Total:	906,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	58 - School		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	25 - Conc. Panel		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	17	Rating:	Average

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.91633791
Const Adj.:	0.96871120
Adj $ / SQ:	159.780
Other Features:	28561
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2172079
Depreciation:	34753
Depreciated Total:	2137325

COMMENTS

OTHER FIXTURES = SINKS AND CABINETS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

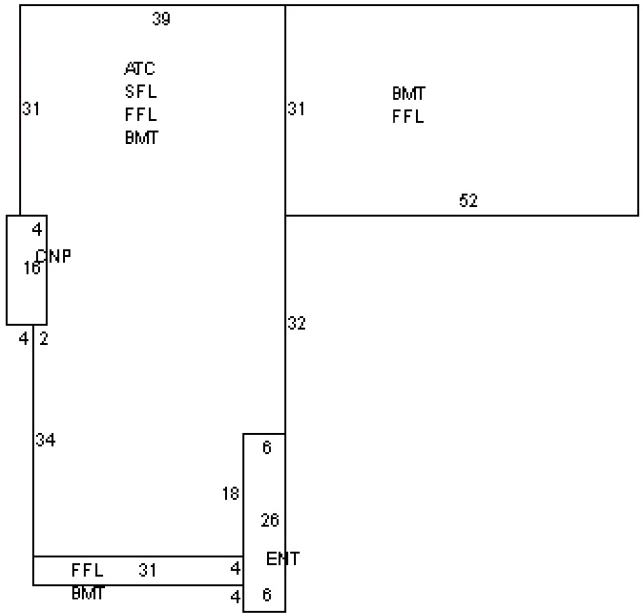
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	212.51
Special Features:	0	Val/Su Net:	158.28
Final Total:	2137300	Val/Su SzAd	248.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	4,655	47.930	223,133
FFL	First Floor	4,655	159.780	743,776
SFL	Second Floor	2,919	159.780	466,398
ATC	Attic	1,022	159.780	163,239
ENT	ENTRY	156	15.740	2,455
CNP	Canopy	96	58.120	5,580

Net Sketched Area:	13,503		Total:		
Size Ad	8595.6499	Gross Are	16552	FinArea	7574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

035.0-0002-0001.0

IMAGE

AssessPro Patriot Properties, Inc